

1 BILL NO. R-87-05- 22

2 DECLARATORY RESOLUTION NO. R- 32-87

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
5 under I.C. 6-1.1-12.1 for property
6 commonly known as 1715 Magnavox Way,
7 Fort Wayne, Indiana 46804. (Magway
8 Realty, Petitioner).

9 WHEREAS, Petitioner has duly filed its petition dated
10 May 19, 1987, to have the following described property
11 designated and declared an "Economic Revitalization Area" under
12 Division 6, Article II, Chapter 2 of the Municipal Code of the
13 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-
14 12.1, to-wit:

15 A part of the Northwest Quarter
16 of Section 7, Township 30 North,
17 Range 12 East, in Allen County,
18 Indiana, described as follows:

19 TRACT A: Beginning at the North
20 Quarter corner of Section 7 running
21 thence S 89° 56' 27"W along the
22 North line of said Section 7,
23 325.00 feet; thence S 0° 08'
24 33"E, 275.00 feet; thence S 0°
25 21' 33"E, 1218.51 feet to the
26 True Point of Beginning; thence
27 continuing South 0° 21' 33"E,
28 143.99 feet; thence S 89° 56'
29 27"W, 329.24 feet to the East
30 Right-of-way line of Magnavox
31 Way; thence N 0° 03' 33"W along
32 the East Right-of-way line of
33 Magnavox Way, 143.99 feet; thence
N 89° 56' 27"E, 328.49 feet to
the True Point of Beginning.
Said Tract contains 1.088 Acres.

25 TRACT B: Beginning at the North
26 Quarter corner of Section 7 running
27 thence S 89° 56' 27"W along the
28 North line of said Section 7,
29 325.00 feet; thence S 0° 08'
30 33"E, 275.00 feet; thence S 0°
31 21' 33"E 1362.50 feet to the
32 True Point of Beginning; thence
33 continuing South 0° 21' 33"E
154.00 feet; thence S 89° 56'
27"W, 330.05 feet to the East
Right-of-way line of Magnavox
Way; thence N 0° 03' 33"W along
the East Right-of-way line of
Magnavox Way, 154.00 feet; thence
N 89° 56' 27"E 329.24 feet to
the True Point of Beginning.
Said Tract contains 1.165 Acres.

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2 said property more commonly known as 1715 Magnavox Way, Fort
3 Wayne, Indiana 46804;

4 WHEREAS, it appears that said petition should be pro-
5 cessed to final determination in accordance with the provisions
6 of said Division 6.

7 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
8 OF THE CITY OF FORT WAYNE, INDIANA:

9 SECTION 1. That, subject to the requirements of Section
10 4, below, the property hereinabove described is hereby designated
11 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
12 12.1. Said designation shall begin upon the effective date of
13 the Confirming Resolution referred to in Section 3 of this Resolu-
14 tion and shall continue for one (1) year thereafter. Said desig-
15 nation shall terminate at the end of that one-year period.

16 SECTION 2. That upon adoption of this Resolution:

- 17 (a) Said Resolution shall be filed with the Allen
18 County Assessor;
- 19 (b) Said Resolution shall be referred to the Committee
20 on Finance and shall also be referred to the De-
21 partment of Economic Development requesting a re-
22 commendation from said department concerning the
23 advisability of designating the above designated
24 area an "Economic Revitalization Area";
- 25 (c) Common Council shall publish notice in accordance
26 with I.C. 5-3-1 of the adoption and substance of
27 this Resolution and setting this designation as an
28 "Economic Revitalization Area" for public hearing;
- 29 (d) If this Resolution involves an area that has al-
30 ready been designated an allocation area under
31 I.C. 36-7-14-39, then the Resolution shall be re-
32 ferred to the Fort Wayne Redevelopment Commission

1 Page Three

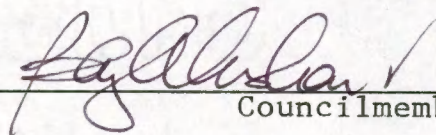
2 and said designation as an "Economic Revitalization
3 Area" shall not be finally approved unless said
4 Commission adopts a resolution approving the peti-
5 tion.

6 SECTION 3. That, said designation of the hereinabove
7 described property as an "Economic Revitalization Area" shall
8 only apply to a deduction of the assessed value of real estate.

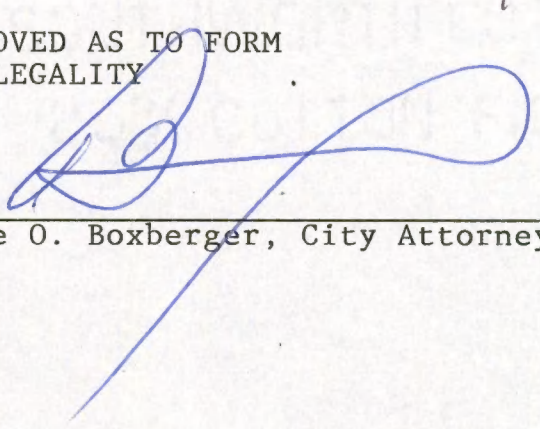
9 SECTION 4. That this Resolution shall be subject to
10 being confirmed, modified and confirmed or rescinded after public
11 hearing and receipt by Common Council of the above described re-
12 commendations and resolution, if applicable.

13 SECTION 5. Pursuant to I.C. 6-1.1-12.1-3(b)(1), it is
14 hereby determined that the deduction from the assessed value of
15 the real property shall be for a period of six (6) years.

16 SECTION 6. That this Resolution shall be in full force
17 and effect from and after its passage and any and all necessary
18 approval by the Mayor.

19
20 
Councilmember

21 APPROVED AS TO FORM
22 AND LEGALITY

23 
24 Bruce O. Boxberger, City Attorney
25
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Read the first time in full and on motion by _____ seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ .M., E.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by John seconded by Ex-lur, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	_____	_____	<u>1</u>	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	_____	_____	_____	<u>✓</u>	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 5-26-87

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. 9-32-87 on the 26th day of May, 1987,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Mark E. GiaQuinta
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 27th day of May, 1987, at the hour of 11:00 o'clock A.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 29th day of May, 1987, at the hour of 1:00 o'clock P.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

 X Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: Magway Realty

Address of Applicant's Principle Place of Business:

4807 Illinois Road

Fort Wayne, Indiana 46804

Phone Number of Applicant: (219) 432-9337

Street Address of Property Seeking Designation:

1715 Magnavox Way

Fort Wayne, IN 46804

S.I.C. Code of Substantial User of Property: Office Building

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u>X</u>	<u> </u>
Is the project site within the flood plain?	<u> </u>	<u>X</u>
Is the project site within the rivergreenway area?	<u> </u>	<u>X</u>
Is the project site within a Redevelopment Area?	<u> </u>	<u>X</u>
Is the project site within a platted industrial park?	<u> </u>	<u>X</u>
Is the project site within the designated downtown area?	<u> </u>	<u>X</u>
Is the project site within the Urban Enterprise Zone?	<u> </u>	<u>X</u>
Will the project have ready access to City Water?	<u>X</u>	<u> </u>
Will the project have ready access to City Sewer?	<u>X</u>	<u> </u>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<u> </u>	<u>X</u>

C. ZONING INFORMATION

What is the existing zoning classification on the project site? B-1-B

What zoning classification does the project require? B-1-B

What is the nature of the business to be conducted at the project site?
Architecture and Engineering Office

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

None

What is the condition of structure(s) listed above? _____

Current assessed value of Real Estate:

Land	<u>\$5,000.00</u>
Improvements	<u>.00</u>
Total	<u>\$5,500.00</u>

What was amount of Total Property Taxes owed during the immediate past year? \$439.62 for year 1986.

Give a brief description of the proposed improvements to be made to the real estate.

13,300 square feet, one-story office building, steel frame,
flat roof, masonry exterior.

Cost of Improvements: \$ 1,000,000.00

Development Time Frame: October 1, 1987 Completion

When will physical aspects of improvements begin? Immediately

When is completion expected? October 1, 1987

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: _____

What was amount of Personal Property Taxes owed during the immediate past year? _____ for year 19__.

Give a brief description of new manufacturing equipment to be installed at the project site.

Cost of New Manufacturing Equipment? \$ _____

Development Time Frame:

When will installation begin of new manufacturing equipment? _____

When is installation expected to be completed? _____

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 48

How many permanent jobs will be created as a result of this project?
58

Anticipated time frame for reaching employment level stated above?
2 years

What is the nature of those jobs?
Architects, Draftsmen, Engineers

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

In what Township is project site located? Wayne

In what Taxing District is project site located? Fort Wayne - Wayne

G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

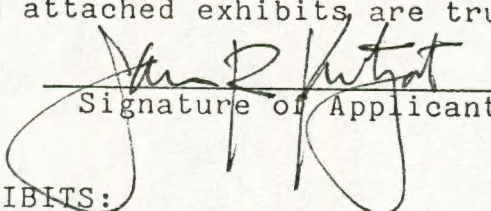
Jim Kratzat

4807 Illinois Road

Fort Wayne, Indiana 46804

Phone Number of Contact Person (219) 432-9337

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.


Signature of Applicant

May 19, 1987
Date

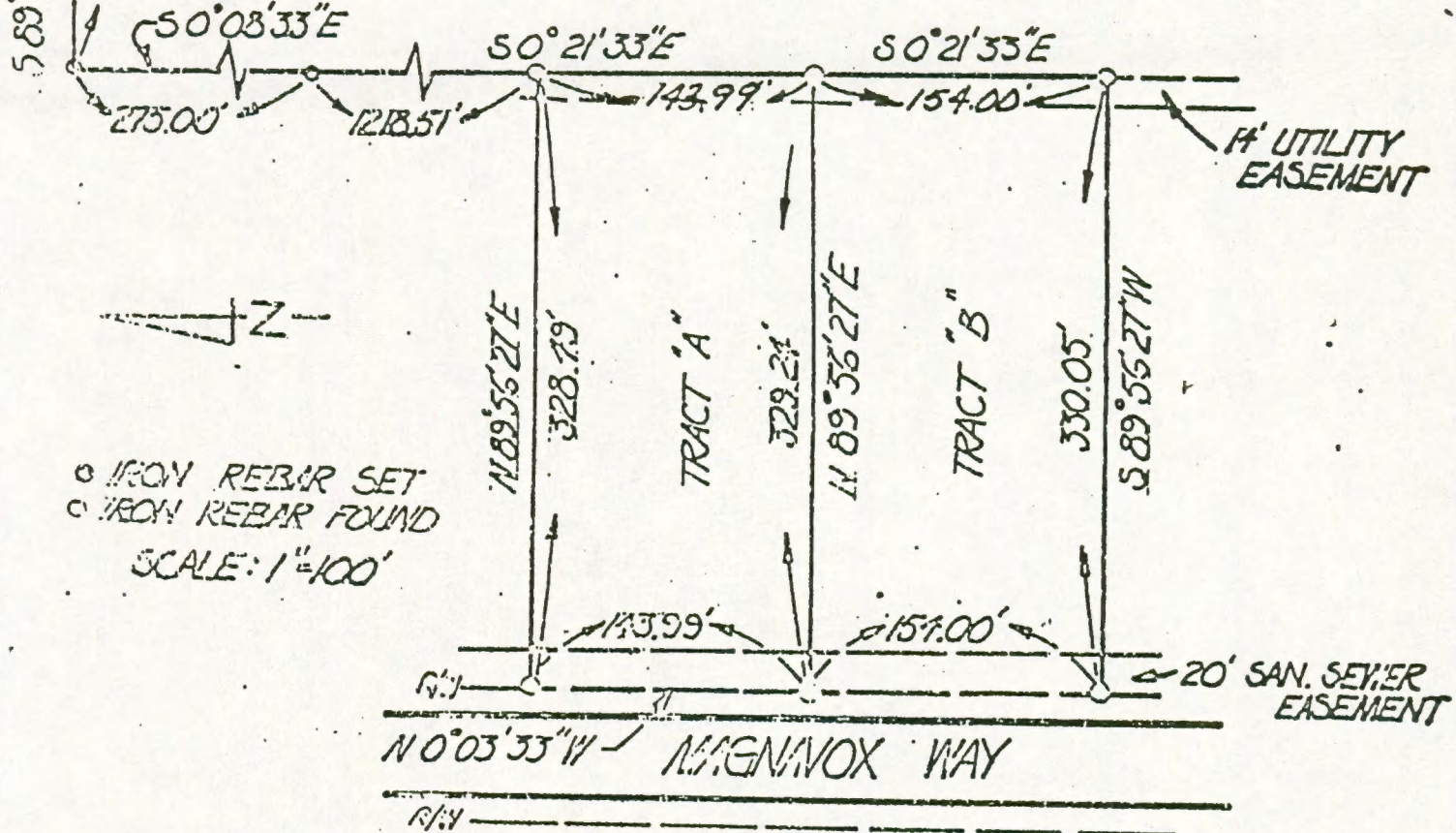
EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).

NORTHWEST COR. SEC. 7

EXHIBIT "A"



DESCRIPTION

A part of the Northwest Quarter of Section 7, Township 30 North, Range 12 East, in Allen County, Indiana, described as follows:

TRACT A: Beginning at the North Quarter corner of Section 7 running thence S 89° 56' 27\"W along the North line of said Section 7, 325.00 feet; thence S 0° 08' 33\"E, 275.00 feet; thence S 0° 21' 33\"E, 1218.51 feet to the True Point of Beginning; thence continuing South 0° 21' 33\"E, 143.99 feet; thence S 89° 56' 27\"W, 329.24 feet to the East Right-of-way line of Magnavox Way; thence N 0° 03' 33\"W along the East Right-of-way line of Magnavox Way, 143.99 feet; thence N 89° 56' 27\"E, 328.49 feet to the True Point of Beginning. Said Tract contains 1.008 Acres.

TRACT B: Beginning at the North Quarter corner of Section 7 running thence S 89° 56' 27\"W along the North line of said Section 7, 325.00 feet; thence S 0° 08' 33\"E, 275.00 feet; thence S 0° 21' 33\"E 1362.50 feet to the True Point of Beginning; thence continuing South 0° 21' 33\"E 154.00 feet; thence S 89° 56' 27\"W, 330.05 feet to the East Right-of-way line of Magnavox Way; thence N 0° 03' 33\"W along the East Right-of-way line of Magnavox Way, 154.00 feet; thence N 89° 56' 27\"E 329.24 feet to the True Point of Beginning. Said Tract contains 1.155 Acres.

I hereby certify this survey correct.

Ross K. Ruckel
 Ross K. Ruckel, Reg. Land Surveyor
 State of Indiana, No. S-0156
 October 18, 1979



MARK ROYLAND, INC.
 ENGINEERS-SURVEYORS
 ANGOLA, IN.
 COMMERCE SQUARE
 SEC. 7, T-30 N, R-12 E
 FILE:
 10/12/79 J.L.

70-26
Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

Q-87-05-22

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly
known as 1715 Magnavox Way, Fort Wayne, Indiana 46804. (Magway
Realty, Petitioner).

EFFECT OF PASSAGE Property that is presently vacant will be turned
into a 13,300 square foot, one-story office building with a steel
frame, a flat roof, and a masonry exterior, which will house architects,
draftsmen and engineers, creating additional jobs for our area.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$1,000,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-87-05-22

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly
known as 1715 Magnavox Way, Fort Wayne, Indiana 46804 (Magway
Realty, Petitioner).

HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE)
(RESOLUTION)

YES

NO

BEN A. EISBART
CHAIRMAN

JAMES S. STIER
VICE CHAIRMAN

CHARLES B. REDD

DONALD J. SCHMIDT

SAMUEL J. TALARICO

CONCURRED IN _____

SANDRA E. KENNEDY
CITY CLERK